



District Development Plan Application

Louisville Metro Planning & Design Services

Case No.: 16DEVPLAN1107 Intake Staff: B

Date: 5/16/16 Fee: \$412.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Application Type: ☐ Detailed District Development Plan ☒ Revised District Development Plan ☐ General District Development Plan

Project Description (e.g., retail center and office development, etc.):

Residential

Project Name: Bristol Bluff

Primary Project Address: 6203 Gellhaus Lane

Additional Address(es):

Primary Parcel ID: 005200390000

Additional Parcel ID(s):

of Residential Units: 220 Commercial Square Footage: _____

Proposed Use: Residential - 216 units Existing Use: Residential - 220 units

Existing Zoning District: R4, R6 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: 8595, 270 and 9807, 419

The subject property contains 28.657 acres. Number of Adjoining Property Owners: 27

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 13DEVPLAN1043 Docket/Case #: _____

Docket/Case #: 15Extension1005 Docket/Case #: _____

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Wayne Gallavin

Name: Michael Gross

Company: Through the Valley Foundation, Inc.

Company: LDG Multifamily, LLC

Address: 1156 Bardstown Road

Address: 1469 South 4th Street

City: Louisville State: KY Zip: 40204

City: Louisville State: KY Zip: 40208

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: mgross@ldgdevelopment.com

Owner Signature (required):

Wayne Gallavin, Chairman/Director

Attorney: ☒ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Clifford H. Ashburner

Name: _____

Company: Dinsmore & Shohl, LLP

Company: Mindel Scott & Associates, Inc.

Address: 101 S Fifth Street, Suite 2500

Address: 5151 Jefferson Blvd

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40219

Primary Phone: 502-540-2382

Primary Phone: 502-485-1508

Alternate Phone: _____

Alternate Phone: _____

Email: clifford.ashburner@dinsmore.com

Email: _____

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Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Wayne Gallavin, in my capacity as Chairman/Director, hereby
representative/authorized agent/other

certify that Through the Valley Foundation, Inc. is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: _____

Wayne Gallavin, Chairman/Director

Date: 5-16-16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Wayne Gallavin, Manager

Name: Michael Gross

Company: WGR Development, LLC

Company: LDG Multifamily, LLC

Address: 1156 Bardstown Road

Address: 1469 South 4th Street

City: Louisville State: KY Zip: 40204

City: Louisville State: KY Zip: 40208

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: mgross@ldgdevelopment.com

Owner Signature (required): Wayne Gallavin, Manager

Attorney: ☒ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Clifford H. Ashburner

Name: _____

Company: Dinsmore & Shohl, LLP

Company: Mindel, Scott & Associates

Address: 101 S Fifth Street, Suite 2500

Address: 5151 Jefferson Blvd

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40219

Primary Phone: 502-540-2382

Primary Phone: 502-485-1508

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Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Wayne Gallavin, in my capacity as Manager, hereby
representative/authorized agent/other

certify that WGR Development, LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Wayne Gallavin, Manager Date: 5-16-16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

- 1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

See attached.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

See attached.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

See attached.

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- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

See attached.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

See attached.

- 6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

See Attached.

Please submit the completed application along with the following items:

Project application and description

- ☐ Land Development Report¹
- ☐ A copy of the current recorded deed² (*must show "End of Document" stamp on last page*)
- ☐ Letter of explanation for the proposed development
- ☐ Completed Land Use Restrictions form

Site plan (please refer to the site plan requirements on page 4)

- ☐ Twelve copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- ☐ One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Mailing labels to notify Adjoining Property Owners (APOs)³

For applications that are not staff approvable:

- ☐ Notice of filing of this application is required to be mailed to all 1st tier APOs and individuals who provided oral or written testimony in support or opposition of a previous rezoning of the site within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be emailed to the Council District notification list. A notice template can be found on the Planning & Design website.
- ☐ One set of mailing label sheets of 1st tier APOs, those listed on the application and individuals who provided oral or written testimony in support or opposition of a previous rezoning of the site. These labels are to be used for the public meeting notice.
- ☐ One copy of the APO mailing label sheets

Fee (Cash, charge or check made payable to Planning & Design Services)

- ☐ Application Fee: \$ 360.00
Clerk's Fee: \$ 25.50
(*If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required.*)
- ☐ Notice Fee: \$1 per Adjoining Property Owner
(*Not required for applications that are staff approvable, or for any case filed under the same case number with a Rezoning or Conditional Use Permit.*)

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Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Site Plan Requirements:

Plans must be drawn to engineer's scale

Description

- ☐ Owner's name and address
- ☐ Developer's name and address
- ☐ Engineer's name and address
- ☐ Site Address
- ☐ Tax block and lot number
- ☐ Zoning of property
- ☐ Zoning of adjacent properties
- ☐ Existing Use
- ☐ Proposed Use
- ☐ Plan date
- ☐ Revision date

Map Elements

- ☐ North Arrow
- ☐ Vicinity Map
- ☐ Legend
- ☐ Plan Scale

Site Information & Labels

- ☐ Street names
- ☐ Property lines with dimensions (new lots shall show bearings)
- ☐ Location, ownership, deed book & page of all adjacent property owners
- ☐ Form District boundaries and transition zones shown if required by regulations

Project Plan

- ☐ Right of way / sidewalks (with widths shown)
- ☐ Existing and/or proposed structures shown and identified
- ☐ Gross building footprint area
- ☐ Gross floor area of buildings
- ☐ Net and gross acreage of site
- ☐ Height of structures
- ☐ Off-street loading areas if applicable
- ☐ Accessory structures shown with required screening if applicable
- ☐ ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- ☐ Landscape buffer areas in accordance with Chapter 10 of the LDC
- ☐ Parking calculations (minimums and maximums)
- ☐ Required building setbacks with dimensions
- ☐ Net and gross density, and number of dwelling units
- ☐ Typical dimensions of parking spaces and aisles

MSD Requirements *(All items shall be checked as included or marked N/A)*

- ☐ Existing MSD Easements
- ☐ Proposed MSD Easements
- ☐ MSD Standard EPSC notes
- ☐ SUB/WM number
- ☐ Landscape Buffer Areas/WPAs
- ☐ Downstream Facilities Capacity Request
- ☐ Existing Storm & Sanitary Sewer Systems
- ☐ Topography of Site + Minimum 50' beyond property lines
- ☐ Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows)
- ☐ Detention Basin Location, with outlet identified & MSD easement shown for basin
- ☐ Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system
- ☐ Name of sewage treatment plant serving site
- ☐ Preliminary detention calculation (x=CRA/12) including basin surface area, depth, volume required and volume provided
- ☐ Limits of FEMA and/or Local Regulatory Floodplains, if applicable
- ☐ Approximate increase or reduction in impervious area, in square feet

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Certificate of Land Use Restriction

Name and Address of Property Owners

Through the Falley Foundation, Inc. and WGR Development, LLC
1156 Bardstown Road
Louisville, KY 40204

Address of Property

6203 Gellhaus Lane

Name of Subdivision or Development (if applicable)

Bristol Bluff

Deed Book and Page of Last Recording: 8595, 270 and 9807,419

Tax Block and Lot number:

Planning Commission Docket Number:

Type of Restriction

☐ Zoning Map amendment

☒ Development Plan (Revised)

☐ Variance

☐ Other _____
Specify

☐ Conditional Zoning Condition

☐ Subdivision Plan

☐ Conditional Use Permit

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

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Stephen A Lutz, AICP
Planning Supervisor



Legal Counsel.

DINSMORE & SHOHL LLP
101 South Fifth Street ^ Suite 2500 ^ Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) ^ (502) 585-2207 (fax)
clifford.ashburner@dinsmore.com

May 16, 2016

Emily Liu, Director
Division of Planning and Design Services
444 South Fifth Street
Louisville, KY 40202

Dear Emily:

Please accept this letter as an explanation for the Revised Detailed District Development Plan for the property located at 6203 Gelhaus Lane, to be known as Bristol Bluffs Apartments. The proposed development includes nine (9) multi-family buildings, a clubhouse and pool area and walking trails, along with 46 single family residential lots. The proposed development is a small reduction in total dwelling units from 220 to 216. The design of the proposed development is very similar to the design of the project approved in 2008 on the subject property. Please docket this case for consideration by the appropriate Planning Commission committee at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Clifford H. Ashburner".

Clifford H. Ashburner

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15 DEVPLAN 1107

GENERAL WARRANTY DEED

DB 08595 PG 0270 44

THIS GENERAL WARRANTY DEED ("Deed") is made and entered into as of the 30th day of March 2005, by and between (a)(i) Zora L. Smith, unmarried, an individual with address of 5700 East Manslick Road, Louisville Kentucky 40219 ("Smith"), (ii) Donald F. Gellhaus, an individual, with an address of 6108 East Manslick Road, Louisville, Kentucky 40219 ("D. Gellhaus") and his wife Marilyn Gellhaus ("M. Gellhaus"), (Smith and D. Gellhaus are hereinafter referred to collectively as the "Grantors", and individually as a "Grantor"), and (b) WGR Development, LLC, a Kentucky limited liability company with address of 624 West Main Street, Louisville, Kentucky 40202 ("Grantee").

WITNESSETH:

For and consideration of the sum of \$1,350,000.00 paid concurrently herewith, the Grantors hereby bargain, sell, grant, alien, remise, release, convey and confirm unto the Grantee, in fee simple with covenant of **GENERAL WARRANTY**, that certain parcel of real property located in Jefferson County, Kentucky, more particularly described on Exhibit A attached hereto and made a part hereof (the "Property"). M. Gellhaus, as spouse of D. Gellhaus, joins herein for purposes of releasing and conveying to Grantee her entire respective right, title and interest in and to the Property.

TO HAVE AND TO HOLD, in fee simple, the Property, together with all of the rights, privileges and appurtenances thereunto belonging, unto Grantee and its successors and assigns forever.

Grantors covenant, warrant and represent that they are lawfully seized of the above-described Property, have the full right, power and authority to convey the Property and that said Property is free and clear of all taxes, liens and encumbrances except (a) governmental laws, rules and regulations affecting said Interests and the Property, (b) the lien of current and future ad valorem property taxes not yet due and payable, which taxes Grantee hereby assumes and agrees to pay, and (c) all restrictions, covenants, easements and stipulations of record affecting the Property (collectively, the "Permitted Exceptions").

WITNESS the signatures of the undersigned as of the date first above written.

GRANTORS:

> Zora L. Smith
Zora L. Smith

> Donald F. Gellhaus
Donald F. Gellhaus

> Marilyn Gellhaus
Marilyn Gellhaus

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COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS:

Acknowledged before me this 30th day of March 2005, by Zora L. Smith, a Grantor herein.

[SEAL]

Chet M. Geo
Notary Public, Commonwealth of Kentucky
My Commission Expires: JANUARY 16, 2007

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS:

Acknowledged before me this 30th day of March 2005, by Donald F. Gellhaus, a Grantor herein, and by Marilyn Gellhaus, his wife,

[SEAL]

Cliff M. Guy
Notary Public, Commonwealth of Kentucky
My Commission Expires: JANUARY 16, 2007

CONSIDERATION CERTIFICATE

Grantors and Grantee do hereby certify, pursuant to KRS Chapter 382, that the consideration paid for the Property hereby conveyed is **\$1,350,000.00**.

GRANTORS:

> Zora L. Smith
Zora L. Smith

Donald F. Gellhaus
Donald F. Gellhaus

GRANTEE

WGR Development, LLC

By: > [Signature]
Title: Manager

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS:

Acknowledged, subscribed and sworn to before me this 30th day of March 2005, by Zora L. Smith, a Grantor herein.

[SEAL]

Cliff M. Guy
Notary Public, Commonwealth of Kentucky
My Commission Expires: JANUARY 16, 2007

COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS:

Acknowledged, subscribed and sworn to before me this 30th day of March 2005, by Donald F. Gellhaus, a Grantor herein.

[SEAL]

Cliff M. Guy
Notary Public, Commonwealth of Kentucky
My Commission expires: JANUARY 16, 2007

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COMMONWEALTH OF KENTUCKY)
COUNTY OF JEFFERSON)SS:

Acknowledged before me this 30th day of March 2005, by Randall Waldman, the
MANAGER, of WGR Development, LLC, a Kentucky limited liability company, for
and on behalf of said company.

[SEAL]

Clit M. George
Notary Public, Commonwealth of Kentucky

My Commission expires: January 16, 2007

This instrument prepared by:

Clit M. George
Christopher M. George
Middleton Reutlinger
4965 U.S. Hwy 42, Suite 2800
Louisville, Kentucky 40222
(502) 625-2863

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EXHIBIT A

Beginning at a point in Gellhaus Lane, said point also being in the Northwest line of the 40 acre tract conveyed to Ignatius Gellhaus, by Deed dated Mach 19, 1888, of record in Deed Book 313, Page 288, in the Office of the Clerk of Jefferson County, Kentucky, at a point therein which is North 50 degrees 56 minutes East 1208 feet, as measured along the Northwest line of said tract from the Northwest corner of same; running thence South 36 degrees 48 minutes East 580.1 feet to a point in the Southeast line of the aforesaid 40 acre tract (said point in said line being 1210.8 feet from the Southwest corner of the aforesaid 40 acre tract, as measured along said Southeast line); running thence North 58 degrees East with the aforesaid Southeast line 1214.5 feet to a stone at a corner of said tract; thence continuing with the lines of said tract, North 19 degrees 36 minutes West 364 feet to a corner of same; thence continuing with another lien of same, North 50 degrees 43 minutes East 1091.4 feet to another corner in Chenoweth Run Creek; running thence North 34 degrees 05 minutes West with said Creek, 310 feet to another corner of the aforesaid 40 acre tract; running thence South 53 degrees West, with another line of said tract, 1441 feet to the most Easterly corner of the property conveyed to Ignatius Gellhaus, by Deed dated December 23, 1911, of record in Deed Book 772, Page 504, in the office aforesaid.; running thence North 42 degrees West with the Northeast line of the last mentioned property, 135 feet to a corner of same, in the Southeast line of Gellhaus Lane; thence South 41 degrees 13 minutes West with said Southeast line, 653.5 feet to the Northwest line of the aforesaid 40 acre tract conveyed to Ignatius Gellhaus, by Deed recorded in Deed Book 313, Page 286, in the office aforesaid; running thence South 50 degrees 56 minutes West, with the Northwest line of the last mentioned tract, 332.4 feet, more or less, to the beginning.

Being the same property acquired by Zora L. Smith and Donald F. Gellhaus, by Deed dated October 9, 1989, of record in Deed Book 5904, Page 580, in the office aforesaid.

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Document No.: DN2885848244
Lodged By: MIDDLETON REUTLINGER
Recorded On: 03/30/2005 03:26:18
Total Fees: 1,364.00
Transfer Tax: 1,350.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: LATHIL

END OF DOCUMENT

WARRANTY DEED

THIS DEED, made this 1st day of December, 2011, by and between:

Wayne P. Gallavin, unmarried, individually – an undivided 3.9% interest;

Wayne P. Gallavin, as Trustee for:

All Black Land Trust #101 – an undivided 4.06% interest;

Auckland Land Trust – an undivided 3.9% interest;

Canterbury Land Trust #101 – an undivided 10.98% interest;

Christchurch Land Trust No. 0700 – an undivided 5.97% interest;

Glenmark Land Trust #101 – an undivided 5.1% interest;

Kiwi Land Trust #201 – an undivided 7.12% interest;

All Black Land Trust – an undivided 10.51% interest;

N. Z. Land Trust #203 – an undivided 3.98% interest;

Speed Land Trust – an undivided 5.17% interest;

Christchurch Land Trust #0700 – an undivided 5.33% interest; and

Maori Land Trust, #202 – an undivided 3.98% interest, Parties of the First Part, with a mailing address of 1156 Bardtown Road, Louisville, Kentucky 40204, and Through The Valley Foundation, Inc., a Kentucky 501(C)(3) Corporation, Party of the Second Part, **whose mailing address and in-care-of address, for tax purposes**, is 1156 Bardstown Road, Louisville, Kentucky 40204;

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WITNESSETH: That, for a nominal consideration and a conveyance of a gift with a fair market value in the amount of \$879,500.00 the receipt of which is hereby acknowledged, the Parties of the First Part hereby convey unto the Party of the Second Part, as a gift, in fee simple, their entire undivided 70% interest, with covenant of GENERAL WARRANTY the following described properties located in Jefferson County, Kentucky, to-wit:

Beginning at a point in Gellhaus Lane, said point also being in the Northwest line of the 40 acre tract conveyed to Ignatius Gellhaus, by Deed dated March 19, 1888, of record in Deed Book 313, Page 288, in the Office of the Clerk of Jefferson County, Kentucky, at a point therein which is North 50 degrees 56 minutes East 1208 feet, as measured along the Northwest line of said tract from the Northwest corner of same; running thence South 36 degrees 48 minutes East 580.1 feet to a point in the Southeast line of the aforesaid 40 acre tract (said point in said line being 1210.8 feet from the Southwest corner of the aforesaid 40 acre tract, as measured along said Southeast line); running thence North 58 degrees

East with the aforesaid Southeast line 1214.5 feet to a stone at a corner of said tract; thence continuing with the lines of said tract, North 19 degrees 36 minutes West 364 feet to a corner of same; thence continuing with another line (incorrectly shown as "lien" in Deed Book 8905, Page 265) of same, North 50 degrees 43 minutes East 1091.4 feet to another corner in Chenoweth Run Creek; running thence North 34 degrees 05 minutes West with said Creek, 310 feet to another corner of the aforesaid 40 acre tract; running thence South 53 degrees West, with another line of said tract, 1441 feet to the most Easterly corner of the property conveyed to Ignatius Gellhaus, by Deed dated December 23, 1911, of record in Deed Book 772, Page 504, in the office aforesaid; running thence North 42 degrees West with the Northeast line of the last mentioned property, 135 feet to a corner of same, in the Southeast line of Gellhaus Lane; thence South 41 degrees 13 minutes West with said Southeast line, 653.5 feet to the Northwest line of the aforesaid 40 acre tract conveyed to Ignatius Gellhaus, by Deed recorded in Deed Book 313, page 286, in the office aforesaid; running thence South 50 degrees 56 minutes West, with the Northwest line of the last mentioned tract, 332.4 feet, more or less, to the beginning.

Being the same property conveyed to Parties of the First Part by Deed dated September 18, 2006, of record in Deed Book 8905, Page 265, in the office of the Clerk aforesaid.

There is NO TRANSFER TAX pursuant to KRS 142.050(7)(k).

Subject to all existing mortgages, liens and encumbrances, to any existing restrictions, stipulations and easements of record affecting the above described property and to all state and county taxes due and payable and subsequent taxes, all of which the Party of the Second Part hereby assumes and agrees to pay.

NO TITLE EXAMINATION GIVEN AND NONE PROVIDED. ALL INFORMATION FURNISHED AND AGREED UPON BY THE PARTIES HERETO. NO LEGAL REPRESENTATION OR TAX ADVICE GIVEN.

The Parties of the First Part further covenants lawful seizing of the estate hereby conveyed, with full power to convey the same.

The Parties hereto state that the consideration reflected in this deed is the full consideration paid for the property. The Party of the Second Part joins this deed for the sole purpose of certifying the consideration pursuant to KRS Chapter 382.

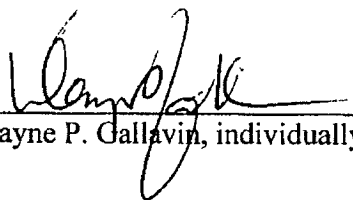
RECEIVED

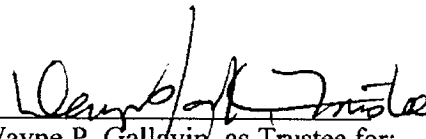
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IN TESTIMONY WHEREOF, WITNESS the signatures of the Parties of the First and Second Part.


Wayne P. Gallavin, individually



Wayne P. Gallavin, as Trustee for:
All Black Land Trust #101
Auckland Land Trust
Canterbury Land Trust #101
Christchurch Land Trust No. 0700
Glenmark Land Trust #101
Kiwi Land Trust #201
All Black Land Trust
N. Z. Land Trust, #203
Speed Land Trust
Christchurch Land Trust #0700
Maori Land Trust, #202

STATE OF KENTUCKY


COUNTY OF JEFFERSON

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I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 1 day of December, 2011, by Wayne P. Gallavin, unmarried, individually and as Trustee of the All Black Land Trust #101, Auckland Land Trust, Canterbury Land Trust #101, Christchurch Land Trust No. 0700, Glenmark Land Trust #101, Kiwi Land Trust #201, All Black Land Trust, N. Z. Land Trust, #203, Speed Land Trust, Christchurch Land Trust #0700, and Maori Land Trust, #202, Parties hereto to be his/her act and deed.


NOTARY PUBLIC KY STATE AT LARGE
Printed Name: Michelle R. Rawson
My Commission Expires: May 24, 2012


Through The Valley Foundation, Inc.,
a Kentucky 501(C)(3) Corporation


Wayne P. Gallavin, Chairman


STATE OF KENTUCKY

COUNTY OF JEFFERSON

I hereby certify that the foregoing deed and consideration certificate were acknowledged and sworn to before me this the 1 day of December, 2011, by Wayne P. Gallavin, as Chairman, on behalf of Through The Valley Foundation Inc., a Kentucky 501(C)(3) Corporation, Party hereto to be his/her act and deed.


NOTARY PUBLIC KY STATE AT LARGE
Printed Name: Michelle R. Rawn
My Commission Expires: May 24, 2012

This Instrument Prepared By:


Michelle R. Rawn
Rawn Law Firm, PLLC
9407 Westport Road, Suite 116-396
Louisville, KY 40241
Phone: (502) 639-9396

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Document No.: DN2011150560
Lodged By: RAWN
Recorded On: 12/01/2011 01:31:20
Total Fees: 20.00
Transfer Tax: .00
County Clerk: BOBBIE HOLSCAW-JEFF CO KY
Deputy Clerk: TERHIG

END OF DOCUMENT



Land Development Report

May 16, 2016 12:40 PM

About LDC

Location

Parcel ID: 005200390000
Parcel LRSN: 8301380
Address: 6203 GELLHAUS LN

Zoning

Zoning: R6, R4
Form District: NEIGHBORHOOD
Plan Certain #: 09-036-06
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: C
Historic Site: YES

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0098E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): YES
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: YES
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: NO
Sewer Recapture Fee Area: YES
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 20
Fire Protection District: JEFFERSONTOWN, FERN CREEK
Urban Service District: NO

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